

Hutchinson Lane Project Fact Sheet
November 29, 2010

Summary:

- Engineering design has been on-going since May 2008.
- A Public Meeting was held in November 2008. The road design east of Cragmont Street is a direct result of public input. The right of way (property) is on the south side of Hutchinson Lane. This will avoid impacting the front lawns of several residences on the north side of Hutchinson Lane.
- Property/Easements are needed from three (3) different landowners along Hutchinson Lane.
 - Donated the easement.
 - Verbal willingness to donate (paperwork in process).
 - Received 2 separate offers. Condemnation may be necessary. No buildings/structures are needed.

The Big Picture:

1. The Hutchinson Lane project has been in discussion for the previous 5-7 years. Active design since May 2008.
2. Hutchinson Lane is a vital east/west local route that is utilized on a daily basis for logistics (shipping/receiving) by several local major employers that are located on Madison's hilltop.
3. The purpose of the project is three-fold:
 - a. Improved safety and drainage.
 - b. Support existing employers with improved local road access.
 - c. Support business attraction efforts (i.e. Shovel Ready Site; Available Manufacturing facility; available land along Cragmont) with road improvements.
4. The projects are complimentary to previous local investment and are attracting external investment.
 - a. Cragmont Extension (2002)
 - b. Cragmont Sewer (2008)
 - c. City-County Purchase of Industrial Site (2006)
 - d. Industrial Park Retention, Detention & Sewer Project (2008)
 - e. Over \$3.5 million in competitive grant funding awarded to date (2006-2010)

Project Development Summary:

1. The potential condemnation suit is for the widening of Hutchinson Lane (not for the proposed roundabout at Michigan & Hutchinson). The construction of the proposed roundabout is 3-4 years out. Right of way design has planned for the possible roundabout; with the goal of negotiating with the landowner once.
2. November 2008: Public Meeting on project held at Venture Out Business Center.

3. Designed with minimal impact to residences along Hutchinson Lane.
4. The center turn lane will improve safety.
5. At least two project development/input meetings with landowners. (Qtr. 1, Qtr. 2 of 2009)
6. Two independent, out of county, and certified appraisers were ordered to value Right Of Way (ROW). Both appraising firms met (separately) with the landowner to review project scope.
7. The landowner was provided copies of appraisals and reviewed them for approximately 4 months. (Qtr 4 2009, Qtr1 2010)
8. An official offer equal to the average of two appraisals (\$47,482.50) was made by the city via certified letter on March 15, 2010. This offer included the vacant white house located on the southwest corner of the intersection of Michigan Road and Hutchinson Lane.
9. Meeting with landowner on April 29, 2010: City offer is too low. Landowner's legal counsel suggested utilizing S.R. 62 ROW acquisitions as comparables.
10. Applying the information from the suggested comparable(s): \$2 million was mentioned to illustrate how low the city offer is.
11. Project redesigned to exclude the vacant white house. It was re-appraised by two independent licensed appraisers. The City of Madison made an offer of \$25,107.50, which is the average of the two appraisals. The 30 day deadline to accept the offer expired on November 18, 2010.
12. On November 17, the City of Madison Redevelopment unanimously (5-0) approved the funding of the acquisition of property and easements and condemnation, if necessary for this project.
13. The City Council will be asked to authorize condemnation at its December 7, 2010 meeting.

Project Questions:

Corey Murphy
Economic Development Partners
265.4769
cmurphy@locateinmadison.com